



Water Quality Protection Program

Lenwood Heights and Brook Lane Neighborhood Informational Meeting

**City of Rochester
July 10, 2008**



Water Quality Protection Program

- Why is the City conducting this informational meeting?
 - The City has received many inquiries regarding the extension of city sanitary sewer and watermain to serve the neighborhood.
 - Neighborhood septic systems are reaching 40-50 years of age.
 - Recent events and discussions with the City have indicated that a number of septic systems in the neighborhood may be in non-compliance with current septic system standards.
 - The Lenwood Heights/Brook Lane neighborhood is a priority to receive city sewer and water service under the WQPP.
 - WQPP funds are still available to serve the Lenwood Heights/Brook Lane neighborhood.
 - The City is making you a final offer to participate in the WQPP.



Water Quality Protection Program

- Why is the City proposing city water when the neighborhood has a private water system?
 - Fire protection is a primary consideration.

Private water system (city estimate)		300 gpm
Standard residential minimum requirement		1,000 gpm
City water system	Lenwood	2,000 gpm
	Brook Lane	2,500 gpm
 - Installation of city water will provide you the required fire flow capacity.
 - The watermain will be city owned. There will be no property owner cost to own, operate and maintain the water system.



Water Quality Protection Program

- What is the Water Quality Protection Program?
 - In June 1998 City tax payers approved a ½% City sales tax to generate \$70 mil for public improvement projects.
 - \$22.5 mil of the sales tax is appropriated to the WQPP.
\$1.0 mil of the WQPP sales tax funds remain.
 - The WQPP was adopted by the City Council on December 21, 1998.
 - The WQPP provides safe, reliable and affordable public water supply and sewage disposal for existing homes with older septic systems.



Water Quality Protection Program

- What is the Water Quality Protection Program?
 - The WQPP provides a financial subsidy to reduce city sewer and water costs to the property owner.
 - The WQPP has been used in 31 subdivisions to eliminate 1500 septic systems and provide city sewer service.
 - With the exception of the Lenwood Heights/Brook Lane neighborhood every subdivision that was offered participation in the WQPP has accepted the offer.



Water Quality Protection Program

- What is the Water Quality Protection Program?
 - No payment or interest charges are required until a date 3 years after a project is awarded to serve your neighborhood.
 - Thereafter, uniform payments can be made over a period of 10 years at 7.5% annually on the unpaid balance.
 - No connection is required until a date 5 years after a project is awarded to serve your neighborhood.
 - Property owners are not required to participate in the WQPP or to connect to city sewer and water at this time.



Water Quality Protection Program

- What are the estimated sanitary sewer and watermain project construction costs to serve the neighborhood?

The estimated project construction costs are as follows:

Sanitary Sewer	\$ 465,930
Watermain	\$ 295,868
Service Connections	\$ 88,000
<u>Restoration</u>	<u>\$ 424,900</u>
Sub-Total	\$1,274,698
<u>Engineering, Interest, Contingencies</u>	<u>318,675</u>
Estimated Construction Costs	\$1,593,373



Water Quality Protection Program

- How does the City propose to fund a sanitary sewer and watermain project to serve the area?

The estimated project funding sources are as follows:

Previously Collected SAC	\$ 111,131
Previously Collected WAC	\$ 138,350
Property Owners	\$ 737,220
WQPP Sales Tax Subsidy	\$ 580,672
<u>Rochester Public Utilities</u>	<u>\$ 26,000</u>
Estimated Construction Cost	\$1,593,373



Water Quality Protection Program

- How is a property owner's share calculated?
 - The City proposes that each property in the neighborhood be charged the same amount for city sewer and water based on the following:

Total Neighborhood WQPP Charges	\$682,359
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Average per Lot Charge (55 Lots)	\$ 12,407
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Additional Amount to Maintain a Maximum \$15,000 per Lot WQPP Subsidy	\$ 997
Adjusted per Lot Charge	\$ 13,404



Water Quality Protection Program

- Are there any other public improvement charges?
 - Each property is subject to a Sewer Availability Charge for use of the city trunkline sanitary sewer system and a Water Availability Charge for use of the city water tower and trunk watermain distribution system as follows:

SAC	\$1,723
<u>WAC</u>	<u>\$1,723</u>
Total	\$3,446

- If a property owner participates in the WQPP, the WQPP provides a **100% credit** to the property for the SAC and WAC.



Water Quality Protection Program

- What is the total estimated WQPP charge for a neighborhood developed property?

<u>Charge</u>	<u>Estimated</u>		
	<u>Actual</u> <u>Charge</u>	<u>WQPP</u> <u>Credit</u>	<u>WQPP</u> <u>Charge</u>
Sewer & Water Connection	\$21,458	- 8,054	\$13,404
Service Connections	\$ 2,000	- 2,000	0
Sewer Availability Charge	\$ 1,723	- 1,723	0
Water Availability Charge	\$ 1,723	- 1,723	0
Total Estimated Charge	\$26,904	-13,500	\$13,404



Water Quality Protection Program

- Are there any private costs to connect a developed property to city sanitary sewer?
 - You will incur private costs to connect your house to sanitary sewer and to close the property's septic system.
 - The City has no estimate for your individual private costs.
 - The WQPP provides *Allowances* for the private work as follows:

Sewer Lateral	\$1,000
Septic Closure	\$ 500
<i>Allowances</i>	\$1,500

- The City will pay your private contractor the *Allowances* after your private work is completed.



Water Quality Protection Program

- How can I participate in the WQPP?
 - Enter into a Utility Connection Agreement within 3 years of the date that the City Council awards a contract to provide city sanitary sewer and watermain to serve your property.
 - Connect to city sanitary sewer and watermain within 5 years from the date that the City Council awards a contract to provide city sanitary sewer and watermain to serve your property.



Water Quality Protection Program

- What is a Utility Connection Agreement?

Under the WQPP a property owner is required to enter into a Utility Connection Agreement prior to making connection to the city sewer and water systems. The Agreement addresses:

- Charges to your property for city sewer and water.
- Payment requirements (no payment and no interest for 3 years from the date the City Council awards the project).
- Charges can be paid without interest within the first 3 years.
- After the 3 year period charges can be assessed as an “unpaid charge” and paid over a period of 10 years.



Water Quality Protection Program

- What is a Utility Connection Agreement?
 - The Agreement also addresses:
 - Requirement to connect to city sewer and water within 5 years of the date the City Council awards a contract.
 - WQPP *Allowances* for public and private improvements.



Water Quality Protection Program

- How can a city sanitary sewer and watermain extension project be initiated?
 - A project can be initiated by a petition from the affected property owners or by the City Council.
 - If the owners representing at least 35% of the frontage petition for a project a majority vote of the Council is required.
 - If the owners of less than 35% of the frontage petition or there is no petition for a project, a 6/7ths vote of the Council is required.



Water Quality Protection Program

- What is the process for a project to proceed?
 - City receives a petition.
 - A Feasibility Report is prepared by Public Works.
 - The City Council accepts the Feasibility Report and schedules a Public Hearing.
 - Each property owner receives notice of the Public Hearing.
 - Prior to a Public Hearing a meeting will be conducted with the neighborhood to discuss the findings of the Feasibility Report.
 - The City Council will hear testimony at the Public Hearing before determining whether or not to proceed with a project.



Water Quality Protection Program

- What happens if the City Council approves a project?
 - City performs field survey work and soil borings.
 - City meets with each property owner to determine location of septic system and water service, and basement floor elevation.
 - Location of private utilities is determined.
 - Project is designed.
 - Neighborhood design meeting is conducted.
 - Project is bid and awarded.
 - Project is constructed.
 - A project could be constructed in 2009 or 2010.



Water Quality Protection Program

- Summary

- Many inquiries about city sewer and water extension.
- Neighborhood septic systems are reaching 40-50 years of age.
- The septic systems may be in non-compliance.
- Private water system cannot deliver the required fire flow capacity.
- Neighborhood is a priority to be served under the WQPP.
- There are still WQPP funds available to serve your neighborhood.
- The City is making you a final offer to participate in the WQPP.



Water Quality Protection Program

■ Petitions

- Petitions are available at tonight's meeting.
- Petitions can be signed tonight or circulated in the neighborhood. It's up to the neighborhood to circulate a petition and obtain signatures.
- The City prefers that at least 50% of the property owners sign.
- The City requests to have a petition prior to September 1, 2008.
- If a petition is not received by September 1, 2008 the WQPP funds available for your neighborhood will be used for other projects.
- This is neighborhood's last chance to participate in the WQPP.



Water Quality Protection Program

- Questions/Discussion?